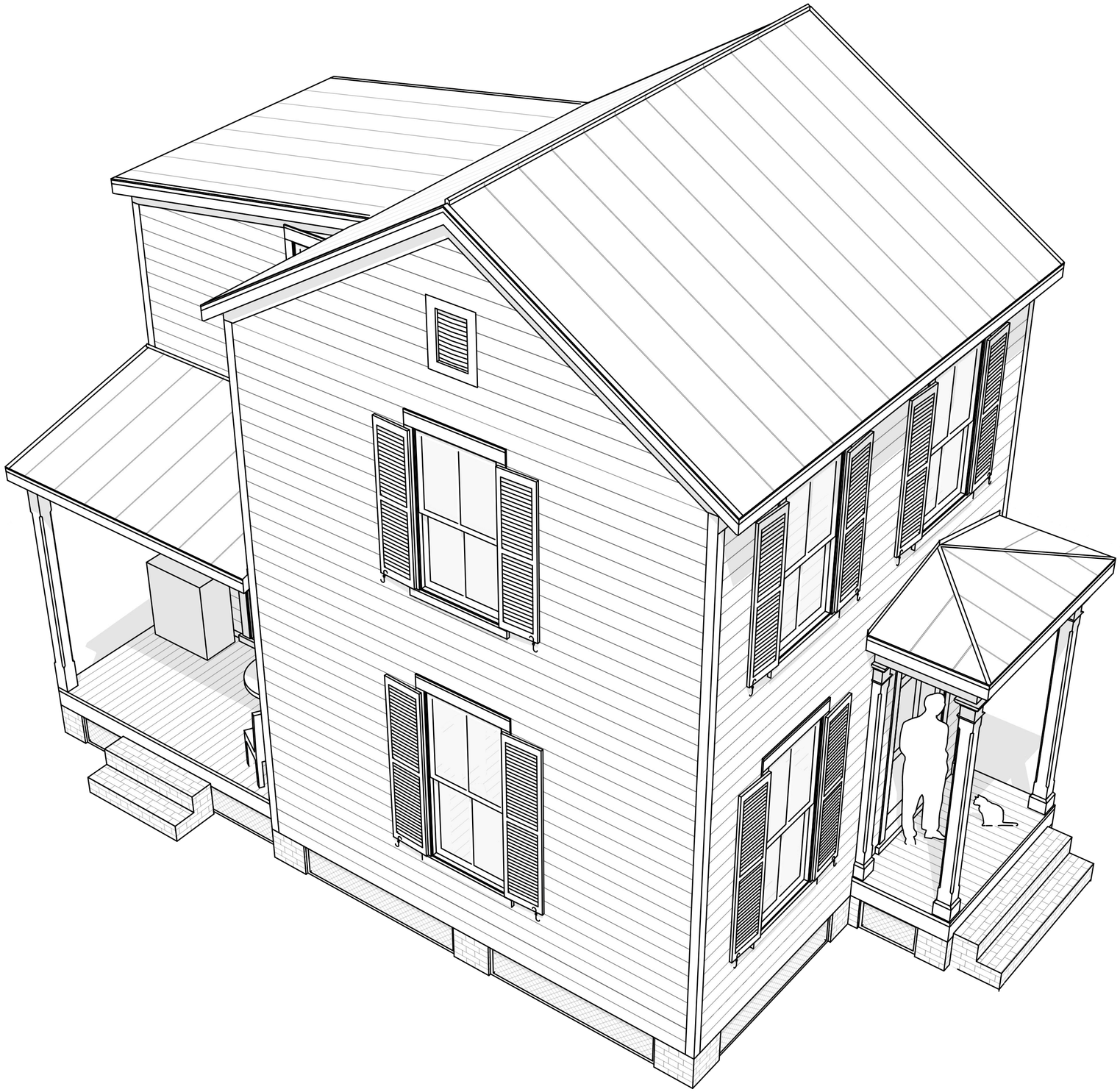

TINY FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

The Tiny Farmhouse is as it sounds– about as small as you can get with a one bedroom, two-story house. Because such houses were usually built to grow over time, this one is designed with a rear extension. This includes a kitchen and porch addition downstairs, as well as a bedroom upstairs (for guests, kids, or for use as a home office). The house can always grow further to the rear over time.

The core of the house is only 16x16 feet (5x5 meters), the footprint of a single large room. Unlike houses of the past, this one also includes modern amenities like closets, as well as a bathroom and kitchen (which were usually rear additions in the past). Overall, the basic house is only 500 square feet, and the addition gives it another 200 square feet. Though tall, it could be a backyard cottage.

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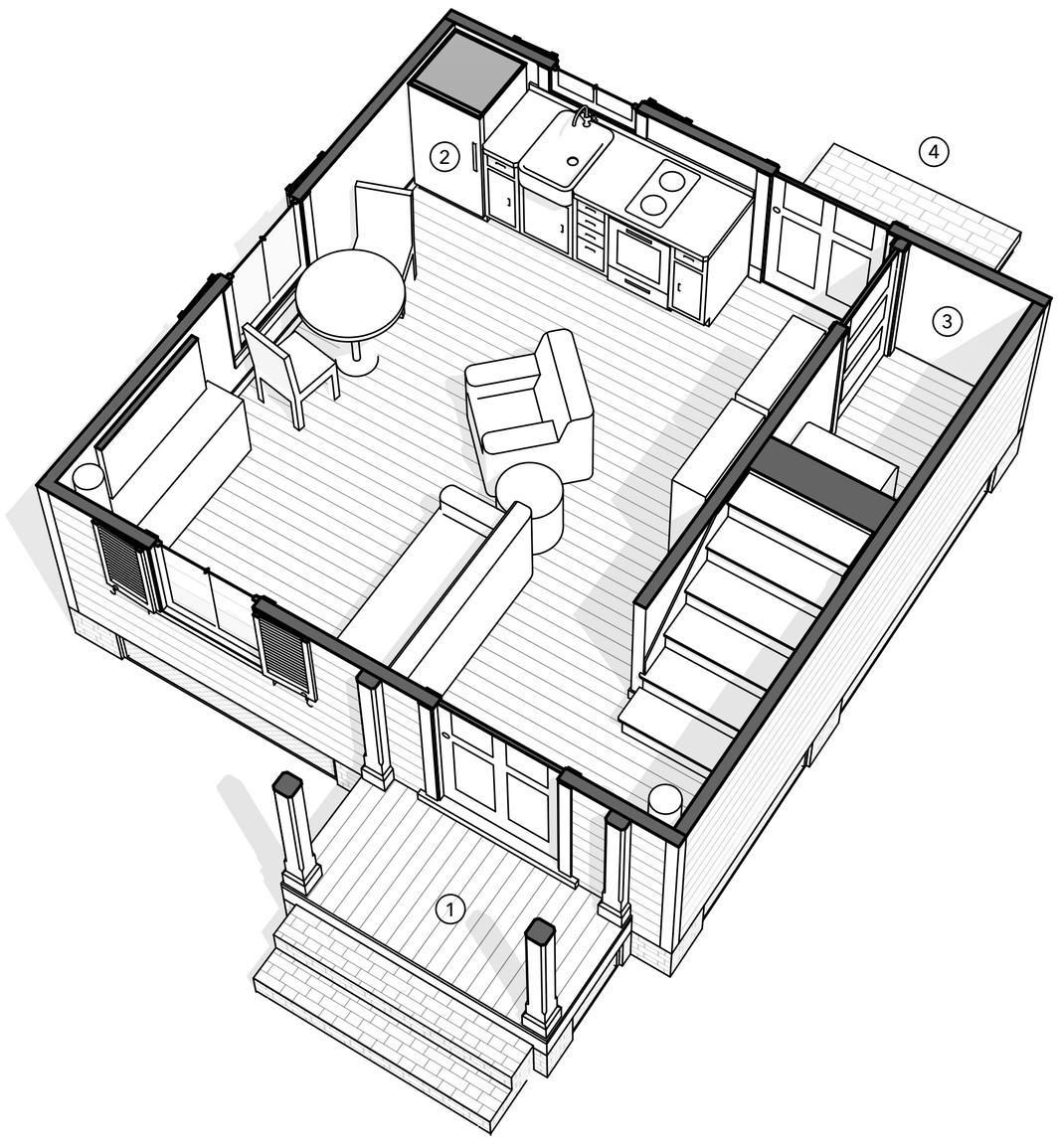

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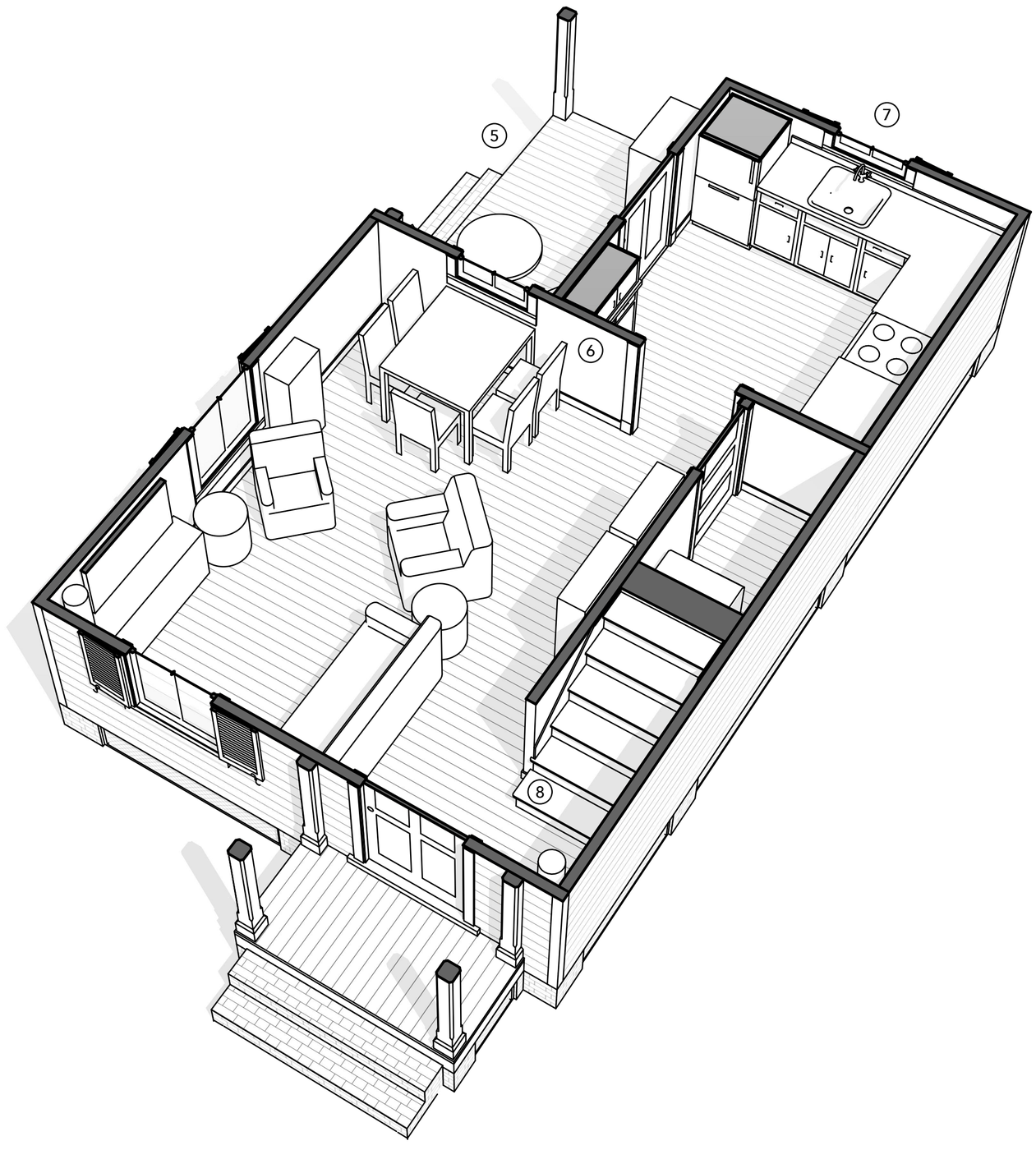


(1) The lower level has a small entry porch. Since privacy is more important in a small house, the front door is solid, without any glass lites. **(2)** To fit everything into a single room, it is as open as possible, with a kitchenette placed to the rear. **(3)** The closet can have coats and a laundry machine. It could also have another staircase going down into a basement. **(4)** The back door isn't required by code.

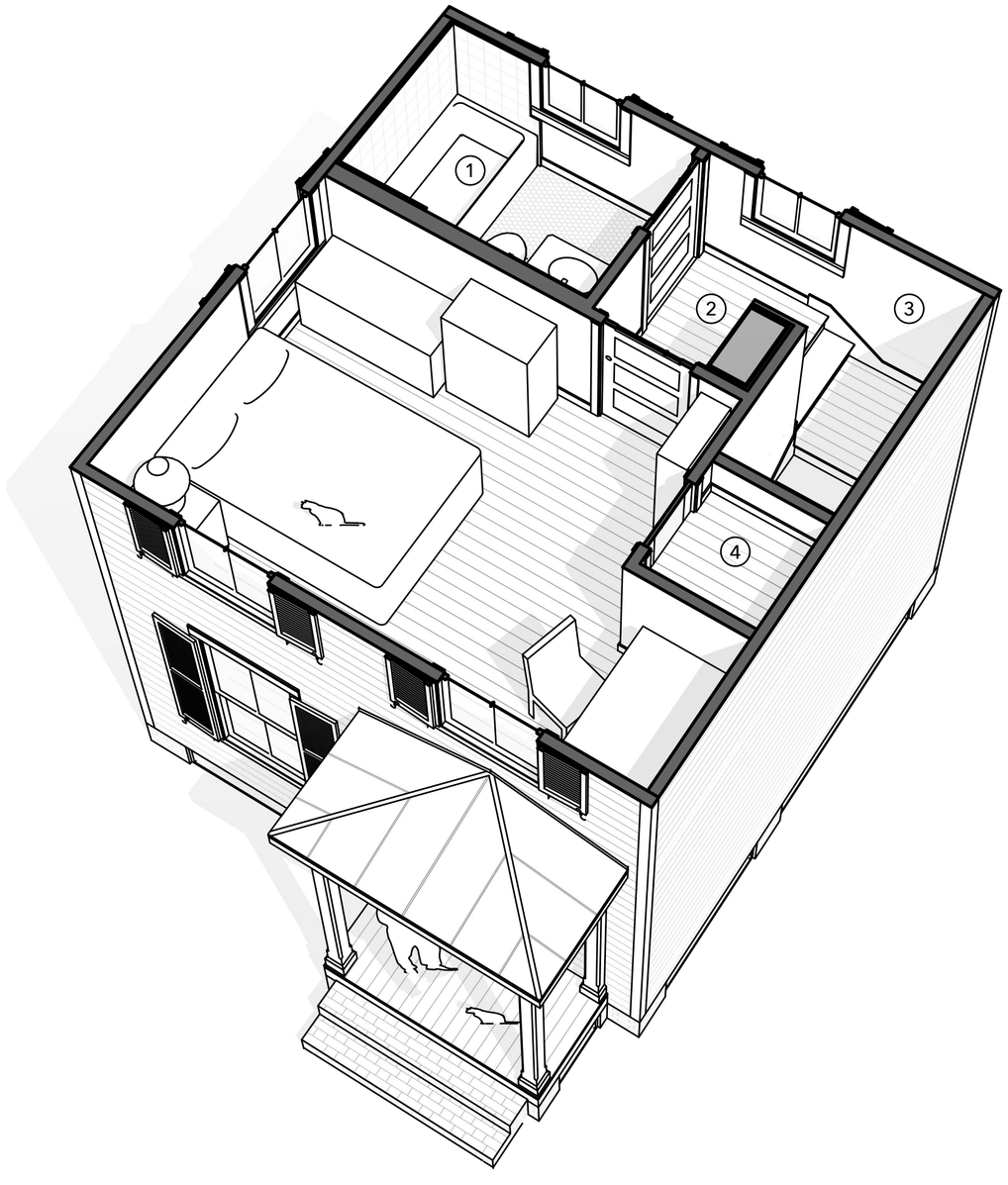
TINY FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(5) Tiny houses often had utilitarian rear additions, like a kitchen and back porch. **(6)** By placing the kitchen in a separate room, the dining area is part of the living room. **(7)** The kitchen window is aligned with the door openings, for both a sense of spaciousness, and for cross breezes. **(8)** The staircase is pushed close to the front door. The efficient use of space allows for a simple upper landing area.

SMALLER



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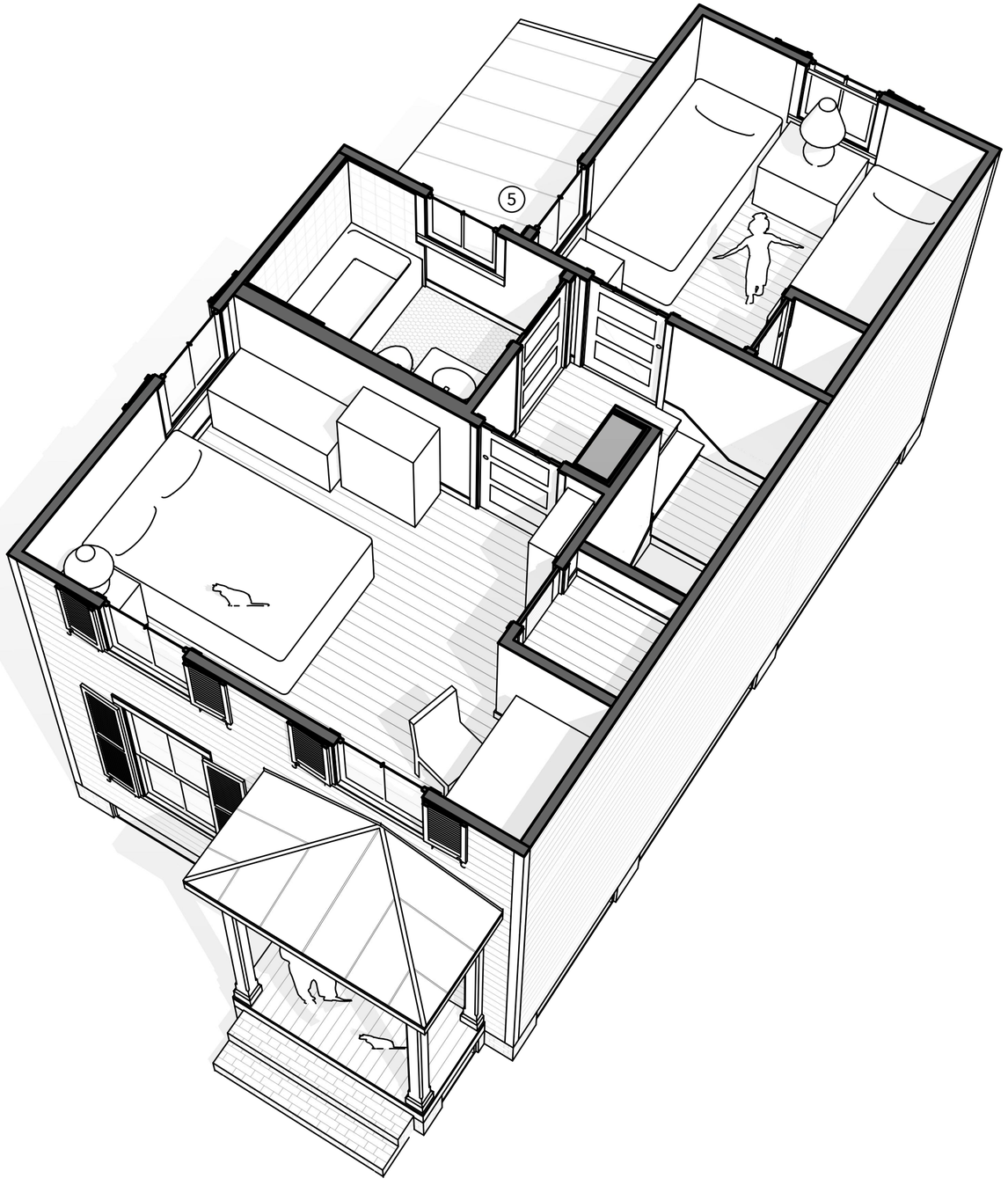


(1) It makes sense to put the most private functions upstairs, like a bathroom.
(2) A level change is a great transition zone, that makes a house feel much larger. Other houses with room over room arrangements include Philly's Trinity Houses.
(3) The staircase has simple landings, but you could save space using winders.
(4) The bedroom closet must have a raised platform for stairway head clearance.

TINY FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(5) For the additional bedroom, window placement is difficult because of low ceilings, a minimum opening size in a double hung window (for emergency exit) and to keep the sills 2 feet off the floor (impact and fall prevention requirements).
(6) The extra room could also be an office, guest room, or anything else you can imagine. Room based layouts are flexible. The closet can be omitted if desired.

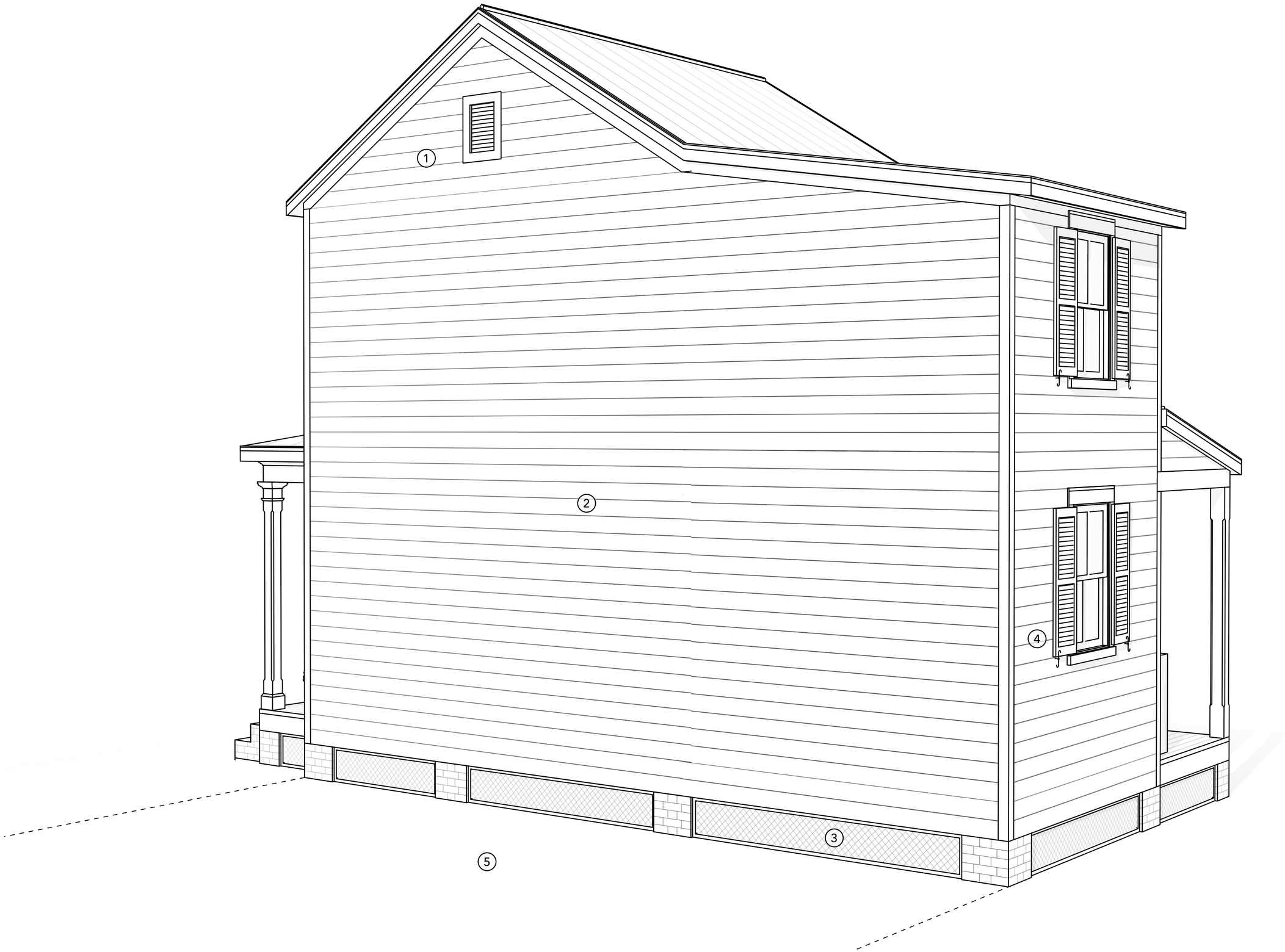
Why would a house be narrow and tall? It's for an efficient use of land, and to preserve the surrounding elements. Of course, I don't choose the surroundings. This could be a narrow lot in an old town. Or this house could be located in a dense forest of mature and picturesque trees. Some side benefits are that the foundation and roof costs are minimized, and that can be a long-term blessing.

TINY FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) The front porch is too small for furniture, but it provides a sheltered transition zone between public and private spaces. **(2)** The windows could all be the same size, but taller windows on lower levels always gives a better sense of visual balance. **(3)** The pier foundation minimizes excavation expenses, and makes it easier to work on a hillside site. A wood lattice can keep the critters out.



This large blank wall could have small windows, but it could instead bookend another house. In an old town, this wall of the house could be placed directly against a lot line, as long as a few easy fire code requirements are followed. **(1)** For fire resistance, vents in the crawlspace and attic might need to be filled in. **(2)** A garage, barn, or carport lean-to could be added to this side of the house.

TINY FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

(3) The pier foundation is fairly inexpensive. The piers can be easily repositioned and spaced for parking cars below the house. **(4)** The openings on the front and back are 3 feet away from the blank wall, so it can be a fire wall with 1-hour fire separation. **(5)** If you built an identical house mirrored on this wall, it could make an excellent duplex. This can help to save land for more productive uses.

This house is deliberately designed to be simple and small. But that's not easy. It's always easier to design larger and more expensive houses, because they don't require as many hard compromises. They are also more likely to be created because of the glamour and prestige such projects attract. Yet I'm not interested in such prideful status symbols. I want to design houses with humility and grace.

TINY FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

I don't know how long I can keep doing this, but I'm thankful that you're giving me the opportunity. You let me test new ideas. My work is out of my own control once I give it to the world. How can I help a community that's broader than I'll ever know? In the end, I want to help create better homes and communities that are loved for a long time. Thank you for helping me with that mission.